HOW TO CREATE A COMMUNE?

18+

BRONDESBURY
WEST END LANE
FINCHLEY ROAD
Belsize Park
KENTISH TOWN
CAMDEN ROAD
EDGEWARE Rd
BRONDESBURY
WEST HAMPSTEAD
SWISS COTTAGE
LOUDOUN ROAD
CHALK FARM
CAMDEN Tn
KILBURN & MAIDA VALE
ST JOHN'S WOOD
MARLBOROUGH ROAD
QUEENS PARK
EST KILBURN
Primrose Hill
REGENTS PARK
EUSTON
Kilburn Park
Harrow Road
Westbourne
ST JOHNS WOOD ROAD
MARYLEBONE
PORTLAND ROAD
WEST BOURNE PARK
ROYAL OAK
BISHOPS ROAD
BAKER STR.
EDGEWARE Rd
NOTTING HILL & LADBROKE Rd
PADDINGTON
(Gt Western Terminus)
PRAED STR. (Paddington)
BAYSWATER
NOTTING HILL GATE
Kensington Palace
Kensington Gardens
HYDE PARK
Serpentine
MAYFAIR
Albert Memorial
Rotten Row
Holland Ho.
KENSINGTON High St
KENSINGTON
Albert Rd
Imperial Institute
BROMPTON
Brompton Rd
Hyde Park Corner
Green Park
St James's Park
Buckingham Palace
ST JAMES'S PARK
VICTORIA
EARLS COURT
BROMPTON (Gloucester Rd)
SOUTH KENSINGTON
SLOANE SQ
VICTORIA
PIMLICO
KENSINGTON
WEST LONDON RAILWAY
CHELSEA
WEST BROMPTON
Fulham Road
GROSVENOR Rd
Walham Green
WALHAM GREEN
CHELSEA
Battersea
BATTERSEA Pr Rd

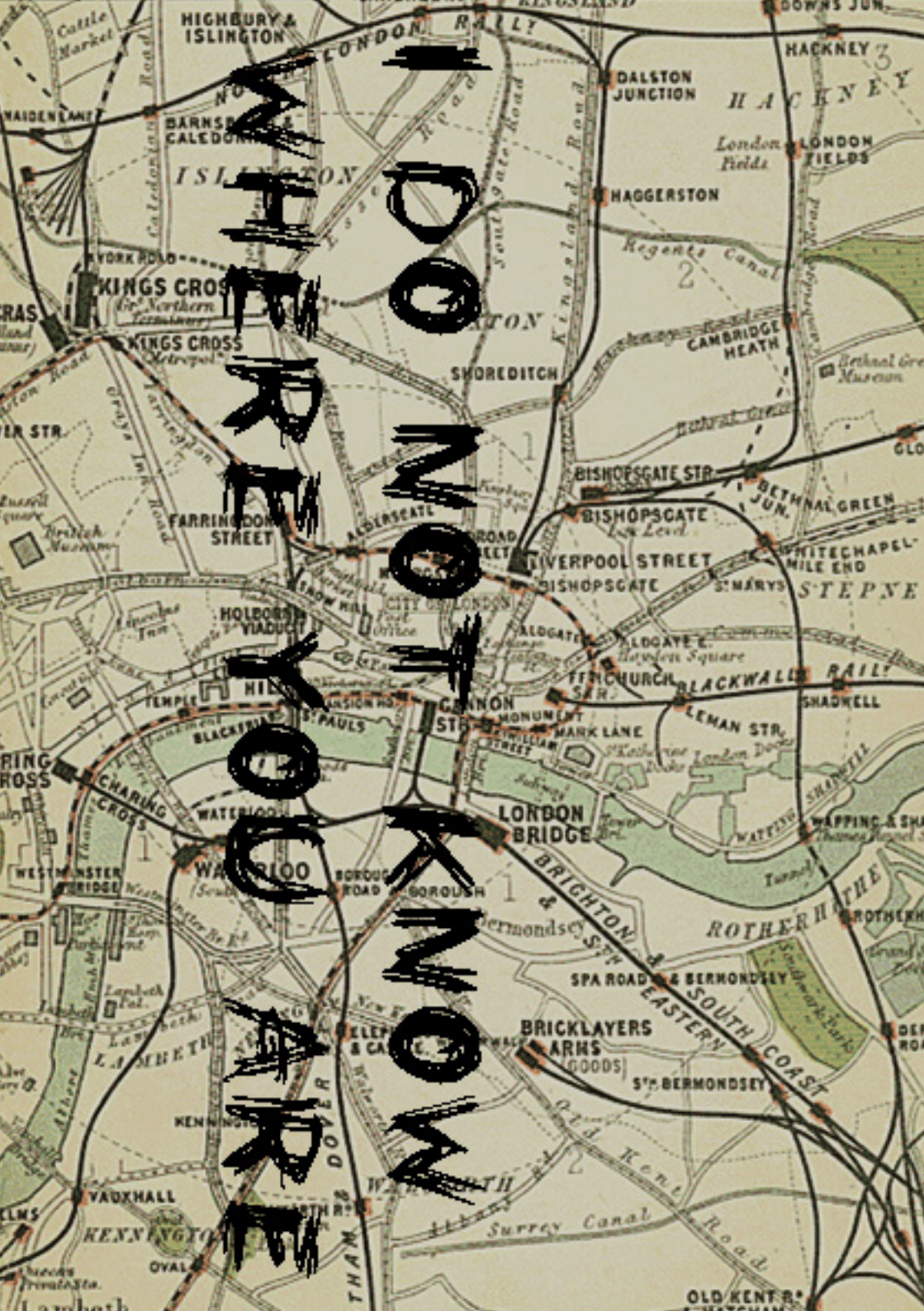

HIGHBURY &
ISLINGTON
LONDON RAILWAY
DOWNS JUN.
HACKNEY
DALSTON
JUNCTION
HACKNEY
London Fields
LONDON
FIELDS
HAGGERSTON
ISLINGTON
KINGS CROSS
KINGS CROSS
SHOREDITCH
CAMBRIDGE
HEATH
BISHOPSGATE STR.
BETHNAL GREEN
JUN.
FARRINGDON
STREET
BISHOPSGATE
LIVERPOOL STREET
BISHOPSGATE
WHITECHAPEL
MILE END
STEPNEY
HOLBORN
VIADUCT
ALDGATE
ALDGATE E.
FENCHURCH
STR.
BLACKWALL RAIL
SHADWELL
TEMPLE
ST. PAULS
CANNON
STR.
MONUMENT
MARK LANE
LEMAN STR.
CHARING
CROSS
LONDON
BRIDGE
WATERLOO
BOROUGH
BRIGHTON & SOUTH EASTERN
ROTHERHITHE
SPA ROAD & BERMONDSEY
BRICKLAYERS
ARMS
GOODS
ST. BERMONDSEY
LAMBETH
VAUXHALL
KENNINGTON
OVAL
Surrey Canal
Old Kent Road
OLD KENT R.
NORTH
LONDON
RAILWAY

TABLE OF CONTENTS

WHY DO I CHOOSE TO LIVE THIS WAY? 6

WHY? WHATS THE POINT? 10

HOW TO FIND [redacted] COMMUNARDS 16

THE FIRST MEETING 19

THE CANDLE SESSION 22

HOW TO MANAGE A BUDGET 24

SIGNS SOMEONE WANTS TO MOVE OUT 27

FINDING A SPACE 30

HOW TO KEEP THE PLACE CLEAN? 34

FINDING MORE NEW COMMUNARDS 37

TRIAL PERIOD AND TEMPORARY STAYS 43

SHOULD YOU GIVE THEM A SECOND CHANCE? 45

HOW TO MANAGE [redacted] SOCIAL MEDIA AND WHY 46

EVENTS 48

MUTUAL CHAT OF COMMUNES 51

CRISES AND INTRIGUES 54

FREEGANISM 58

HITCHHIKING 60

CONCLUSION 61

APPENDIX 64

DISCLAIMER

This guide was written by a group of communards from different communes, cities, and points of view. It does not claim to be the ultimate truth — it is purely subjective and reflects only the personal experiences and reflections encountered by the authors. The authors themselves hold no awards, are not infallible authorities, possess no multimillion-dollar fortunes, do not live in the Maldives, have not hosted countless business training conferences, have not shaped eras, and have not become eras themselves. Everything written here is written simply because the authors enjoy writing, wish to share their experience, and want to present their vision in this format.

Communes are not built on the principle of uniformity of views and do not engage in illegal activities, religious glorification, or political rallies to attract people. A commune is a goal in itself and pursues no ambitions other than creating comfortable and safe spaces for shared living. However, individuals within communes may hold a wide variety of views — political, religious, philosophical. The value of a commune lies in its ability to allow these different people to coexist peacefully, based on shared human values: respect, mutual aid, and agreements, rather than ideological uniformity.

Why Do I Choose to Live Th

What unites us, the authors of this book, is our experience of communal living. One way or another, along winding paths, we have each ended up sharing living within different communes. The more adventurous and bold people there are together, the more stories they generate — foolish, funny,

sad, insane, absurd ones.
Life here is like a sitcom where a motley crew of characters tries to get along. It's a lifestyle where a new plot emerges every week. Those very misadventures you shovel away like a fresh snowfall every Monday in therapy: like arguing over a forgotten stove left on, or spending hours searching for a compromise that would satisfy everyone.
And then there are moments — like when someone puts on Red Hot Chili Peppers and everyone starts dancing, which ended with dressing up in costumes and a photoshoot. Or when you cried with someone — one of you because of loneliness, another from unspeakable suffering.
We all have the choice to live differently: to rent a one-room apartment in a bedroom suburb, to create a perfect little corner with no room for mess, noise, or commotion. But then there would also be no mannik cake baked out of a desire to care for you; no forehead kisses before bed, no all-night conversations. We choose to live in a commune because of all these immortal moments.

I've lived this way for three years now. Just decided to try «for the hell of it.» Since I started, I've managed to move four times, write this book, get married, read a mountain of books, build relationships and break them.

I often feel loneliness – a suffocating, all-consuming vacuum. It pulls me into itself. I tried to save myself from it, and I still am trying. Over time, it gets better: leaving the dark room and stepping out towards laughter, into the kitchen.

People can be very difficult.

TO GO MAD ALONE OR WITH SOMEONE?

Year by year, the problems of loneliness, alienation, and frustration grow more acute. People are fed a narrative of individual success, detachment from others, and a dangerous, cruel world — a world where murders happen, people are crazy and ununderstandable, and no one can be trusted.

In Russia, the suicide rate is higher than the homicide rate. In 2020, there were **7,976** homicides and **16,546** suicides. Your chance of ending your own life is greater than the chance of someone else doing it for you.

Loneliness is one of the most powerful and widespread risk factors present in the vast majority of suicides; it amplifies the impact of other causes, like depression, despair, illness.

The atomization of society is the process of destruction of strong social bonds to establish mainly transactional relationships. When people begin to treat each other based on their functions, that's precisely how alienation is born.

An alternative exists. It lies in finding value in people themselves, not just in what they do for you. To give your time and energy for no reason, simply because you wanted to. If you are in the right kind of community, you can share your problems with those around you, and they will help you cope with them.

Yes, the world is dangerous. Sooner or later, it will get to all of us, circumstances will shatter the mind and break the body. One way or another, troubles will come, and the good and bright will give way to dark ages. Only one question remains: **will you face this alone, or will there be someone by your side?**

WHY DO YOU NEED A COMMUNE, SPECIFICALLY?

The answer to this question is key. It determines what kind of commune you need: a quiet, calm, and stable one, or a chaotic celebration, where something is always happening.
Are you driven by ambition? Or are you afraid of loneliness and want to overcome it? Different people need a commune for different reasons. You must decide for yourself what is important to you, what do you truly want. Your deepest needs will define the face of the commune: how it will look and who will live in it.
I will list some reasons, and you can decide if they resonate with you or not.

Comfort and Convenience

This is about creating a space where everything is designed for relaxation and good times, where you feel at home.

Tribe

This is the opportunity to move beyond superficial interactions and find truly kindred spirits, your own people and your support network.

Joint Endeavors

Active engagement and collaborative projects can become a point of growth.

Creativity and Inspiration

An environment that sparks new ideas, allows you to unlock your potential, and charges you with energy for your own projects.

Business Project

A serious approach where the main goal is to create a sustainable and profitable business model that brings not only enjoyment but also income.

Commune – a group of people living together and sharing common resources, tasks, and responsibilities to achieve shared ideals and goals. Key features include collective governance, shared values, mutual aid, and the active participation of all members in community life. Communes can be based on ecological, social, or economic principles and often involve collaborative projects and initiatives.

Co-living – a modern form of shared living where people share common living spaces and infrastructure while maintaining independence in their private areas. Co-living spaces typically offer amenities such as shared kitchens, work and lounge areas, organized events, and flexible rental terms. The primary focus is on convenience, comfort, and building community for social interactions.

Crackhouse – externally, it often resembles a commune or co-living space, but its permissive attitude towards the use of psychoactive substances (PAS) has a destructive effect on its participants. Crackhouses frequently violate laws and order, leading to increased violence and decay within the community.

Communal Apartment – a form of shared housing where people are united only by sharing common areas for daily living. Relationships here are contextual and confined to the shared space in which they exist.

Cult – its adherents are united by a shared myth, typically centered around a strong authoritarian leader. The structure is closed, life revolves solely within the group, and participants' ties with «outside» society are severed. It involves manipulations aimed at suppressing individuality and critical thinking, as well as financial and physical exploitation.

Marginal note: A commune is a way of life;
a co-living space is a service. (Let the internet drama begin!)

Depending on how you answered the questions above, you can choose what exactly you want to build.

- If you want to **make money** – **co-living** is your way.
- If you need people who **will follow you to the end** (both to heaven and to hell) – then a **cult** suits you.
- If you want **to keep to yourself and be left alone** – then a **communal apartment** is a better fit.
- If you are **not ready for any self-restraint** – there's a lovely **stump** in the forest; sitting on it, you won't be able to harm those around you.

To sum up, here are the foundations on which not to build a commune:

On a doctrine. A commune is about freedom, including freedom of opinion. It should not be built on coercing members into believing in a specific religion or political doctrine.

On commerce. If you believe that everything must yield a profit and you must earn money from everything – throw this book out the window, burn it, or delete it from your laptop along with Windows.

On total permissiveness. Without agreements, there is no safe space for existence.

Values are the meanings, principles, convictions, and ideals we prioritize. They're the things that support us and propel us forward in life. When the people around you share them, it's what binds you together.

Let's take an example from our own experience: what values held «Krona» together?

- **Transparency.** We openly share information about how we're structured and what our agreements are. Our budget is public—anyone can see all transactions: how much money was collected and what it was spent on.
- **Comfort.** We listen to everyone's needs and requests and try to respond to them as much as we can.
- **Safety.** In our space, we strive to ensure that no one suffers physical or psychological harm.
- **Horizontal structure.** We don't want all power concentrated in the hands of a single person.
- **Voluntary participation.** No coercion. We only take on responsibility we're ready to bear, and we never force anyone to do anything against their will.

Krona was a commune that branched off from «Potopia,» lasted three years, was built on horizontal principles, and prioritized the comfort of its residents above all. It later transformed into «Underdogs.»

These values shape how we function. Firstly, they determined how we made decisions: in meetings, initially by consensus, and later, as we lived togeth er, we realized it was more practical to decide everything by consent.

Consensus — a decision is made when everyone actively expresses agreement.

Consent — a decision is considered made if no one has objections («no blocks»).

We also didn't want people in altered states of consciousness in our space, so our community was free from **alcohol and drugs.**

Think about the foundations on which you want to build a commune. The following questions might help:

What is important to me in shared living?
What would I not want to see in a commune?
What kind of people would I want to surround myself with?

Reflect on what you are not willing to tolerate. Different people will come to a commune, and different things will be acceptable to them. Figure out what you can adapt to and what is completely unacceptable to you, in any form.

Write down a few of the most important principles for you. They could be non-violence, fairness, freedom, progress—anything.

It's also crucial not just to state your values but to explain what they mean to you in practice. There will be traits in other people that irritate you and that they won't want to change: leaving socks around, forgetting to wash mugs. Some things people are simply unable to change themselves, and here you have a choice: to accept it or not.

Are you ready to live with someone who tells the same jokes and stories ad nauseam? With someone who has eighteen cats? With someone who steals underwear and socks?

IT ALL STARTS WITH FRIENDSHIP

How do you find people for your crazy adventures? Start with your closest circle and acquaintances. Look for those interested in similar things. Talk about what you want to do and how you envision it. Most likely, you'll find a few people who are interested — they might even suggest where to look for others.
Write a post about your idea — share your vision. Believe me, people will respond. If this idea came to you, it will resonate with someone else.

Where can you post such an announcement?

Look for informal interest-based communities and ask admins to publish your post. This could be a book club, tabletop role-playing game enthusiasts, artist or musician groups. In short, look for people in creative circles — that's where you're most likely to find them.
Another thing: if your commune eventually splits into several — that's normal. It happens when different groups with different interests emerge within one community. As the paraphrased russian saying about cooking goes, the first commune falls apart. In the early stages, unfortunately, it's not immediately clear who is who. It's like having ten pillows in a room: until you lie on them, you won't know which one has needles, which is camel hair, and which might not even be a pillow at all — just a mattress.

When forming the «core» of a new community, it's important to understand what will serve as the basis for your unity, what goals you might have (or have none at all). In horizontal communities,

the core forms through situational leadership — when, under certain circumstances, someone becomes the driving force that pushes the group into action: repairs, a deep clean, organizing an event, or something else.
It's important to encourage the initiative and activity of the core, rather than taking all tasks and responsibilities solely upon yourself. This helps people feel like important parts of the whole and invest in the common cause. Otherwise, sooner or later, the initiator will burn out from carrying everything alone.

Shared values and outlooks on life are extremely important.

It's crucial to hold a **first meeting** where you can collectively define shared values and understand if you actually want to live together. Because even the best friends can become unbearable in shared daily life.

Discuss:
What do you want from the commune?
What is missing in your life?
What should the commune give you?
Share your priorities and plans.

Figure out your **comfort boundaries.** They vary from person to person. Some have wider boundaries and lower demands for their environment. Others have narrower ones and will need more effort to arrange the space to their comfort.
Everyone grew up in different conditions. Some had their own room, level of cleanliness, order, and home-cooked meals. Others came from large families where the only alone time was in the bathroom, amid chaos and uncertainty. So, decide in advance on your **requirements for the space.**

How we did it: we looked for a space closer to the center, under 70,000 rubles per month, larger than 80 square meters, with several bedrooms and one large common room for events.

You can start with the space itself.

An alternative approach — you rent a place first and then look for people to fill it. In this case, you'll need to save up for the first month's rent and deposit on your own, which might take some time.

Pros: It's much easier for people to join an already existing commune — the space is ready.

Cons: You bear all financial risks alone at the initial stage.

THE FIRST MEETING

So, you've gathered friends and acquaintances in one chat. You're sharing memes and having a great time, but no commune is emerging. It's time to hold the first meeting — to agree on the foundations and figure out if you're on the same path.
You can just sit, have tea in a relaxed atmosphere, and talk. You don't need a strict agenda. Think about how you feel around these people: are you comfortable, or maybe a bit on edge? The bonds between people in a commune are crucial. If they aren't there, then what's the point of it all?

What questions are worth discussing at the first meeting?

How do we make decisions?
Starting from your values, determine how you will function together. The structure can vary:

- **Majority Vote** — a decision is made if 50% + 1 person vote «for.»
- **Plurality Vote** — several options are presented; the one with the most votes wins.
- **Dot Voting** — each participant gets 1 to 5 dots to place next to preferred options; the option with the most dots wins.
- **Ranked Choice** — participants rank options in order of preference (1st, 2nd, 3rd…). Points are summed; the option with the lowest total wins.
- **Directive (Solo)** — a single person (founder or situational leader) makes the decision.
- **Scoring** — each option is evaluated against several criteria (e.g., cost, eco-friendliness, aesthetics) on a 5-point scale. The option with the highest total wins.
- **Random Choice** — write down all options and hold a lottery to

randomly determine your course of action.

- **Dictatorship of Psychiatry** — whoever knows psychology best gets to decide.
- **Consensus** — a decision is made when all participants express their active agreement. This doesn't mean the option is perfect for everyone, but it means everyone is willing to support it.
- **Consent** — a decision is made if no one has principled objections. An objection must be based on the commune's interests, not personal preferences («I won't do this» is not an objection; «this contradicts our value of safety» is an objection).

You have the whole of human history and your own creativity at your disposal. How you make decisions defines the power dynamics within the commune.

How We Usually Run Meetings

The meeting initiator:

- Finds a date and time when everyone can participate.
  Prepares an agenda — a list of topics to be discussed — in advance.
- We gather everyone in one room. We start with the simplest questions that won't get you stuck for hours. If you begin with hot-button issues, you risk never getting to the rest.

We always record:

- The decisions made.
- The person responsible for ensuring they are carried out.

And we also joke, have fun, run around naked, brainstorm the next event, and curse ourselves in the morning at work for not going to bed earlier.

The Difference Between Meetings and «Candle» Sessions
Meetings are meant to solve external, practical issues.
«Candle» sessions are for reflection, resolving internal conflicts, and addressing contradictions.
Sometimes one format shifts into the other.

A Few Ways to Make Meetings More Productive

Moderation
One person takes responsibility for mediating conflicts and disputes during the discussion. They keep track of:

- Time spent on each topic.
- Ensuring discussions don't jump around.
- Making sure the discussion leads to conclusions and decisions.

It's also recommended to write down the decisions made so they aren't forgotten.

The Talking Stick (or «Ducky»)
The person holding the «ducky» (or any object) speaks. Everyone else stays silent and listens.

The Raised Hand Rule
When someone raises a hand, everyone else does the same in turn and falls silent.

Round-Robin
Everyone takes turns sharing their thoughts and suggestions on the agenda. If someone has nothing to say or doesn't want to speak, they can stay silent and pass their turn.

WHAT ARE «CANDLE SESSIONS» FOR?

Imagine: darkness. The only light in the room dances before your eyes — the flame of a candle. Just as the first people gathered around a fire that warmed them and kept evil spirits at bay, we gather seeking warmth and light to shed our masks and speak openly about our fears, pain, joys, and just plain silly thoughts. This tradition came to us from summer camps, but we've adapted it to our own needs.

Why do we do this?
- To become closer to each other
- To have a chance to share something deeply personal.
-To listen and to be heard.
- To resolve arising conflicts.

How do we usually run it?

1. We light a candle and place it in the center of the room so everyone can see it.
2 . Anyone can share what's on their mind. While one person is speaking, they are not interrupted. After they finish, we don't discuss what was said, but clarifying questions are allowed.
3. At the start, if desired, a theme for sharing can be suggested.
4. People can speak by raising a hand, going in a circle, or simply remain silent if they have nothing to say.
5. We finish when the silence stretches on too long, and the facilitator asks, «Is there anyone else who wants to share?»

You can experiment with the format, but the most important thing is to create a comfortable atmosphere where there is no place for judgment, aggression, or blame. Otherwise, it turns from a moment of mutual understanding into a conflict.

Key points:

- Try to use «I-statements» and talk about your feelings.
  Not: «You yelled at me.»
  But: «I felt scared when you raised your voice.»
- Communicate your desires, not just prohibitions.
  Not: «I don't want you to leave dirty dishes.»
  But: «I would like the kitchen to be clean. Let's try to wash the dishes right away.»

HOW TO MANAGE A BUDGET

A commune's budget can be one of two types: **open** or **closed.**

Open Budget

This implies that every resident can influence how money is spent and has access to information about the finances.

How it works:

1. A joint account is created where the community's funds are kept.
2. Only a few trusted and reliable people should have direct access to the account (for security), but everyone else must be able to see what the mutual money is spent on.
3. Maintain a record (e.g., a spreadsheet) where all transactions, expenses, and income are logged. Failing to keep records will become a major problem.
4. Don't put off updating the spreadsheet — later you'll forget the details and get confused.

Example during a meeting:

We decide what we need money for and how much to collect from each person.

Rent: 60,000₽

Utilities: 10,000₽

Total: 70,000₽ — this is the minimum required for the commune's survival. The simplest way is to divide this sum equally among everyone.

Additional expenses: cleaning supplies, shared groceries (bread, milk), etc. These are covered by the surplus — the amount you plan beyond the minimum.

Example calculation:

There are 8 of us. Minimum: 70,000₽.

We decided to spend an extra 8,000₽ on common needs.

Reserve for unforeseen expenses: 2,000₽.
Total to collect: 80,000₽.
From each: 10,000₽.

Closed Budget

This is more suitable for communities with a vertical (hierarchical) structure. The founder keeps track of the money and makes decisions unilaterally:

- Where and on what the money will be spent.
- How much the residents will pay.

In this model, everything depends on this individual's values.
If a good leader is in charge, they act fairly, and everyone is satisfied.
If a bad leader is in power, they can use their position to enrich themselves at the residents' expense and fulfill their own desires.

Financial Agreements in a Commune

The One-Month Notice Rule

A person planning to move out must notify the commune one month in advance.
Purpose: To give the community time to adjust the budget and find new residents, avoiding financial strain.

Security Deposit System

Upon moving in, a new resident pays a security deposit (e.g., equal to one month's payment).
The deposit is refunded upon moving out if the resident gave proper notice (one month) and has no outstanding debts to the commune.
The deposit is not refunded if the resident leaves without notice.
Purpose of the deposit: To protect the common budget from the sudden loss of a payer and to motivate residents to adhere to agreements.

A Tip for the Broke

Items regularly purchased from the common budget (e.g., salt, oil, toilet paper, cleaning supplies) can be bought in rotation. Each participant, by agreement, buys one item for everyone. This is a temporary measure until the common budget stabilizes and becomes regular.

WARNING SIGNS:
A Person Might Leave Without Notice

It's completely normal for people to move out. The problem arises only when agreements are broken, the departure is unexpected, and it creates holes in the budget.

Financial Secrecy

- Starts actively saving money for unclear reasons.
- Avoids direct questions about their financial plans or major purchases.

Social Distancing

- Becomes a «ghost»: physically present but emotionally absent.
- Stops contacting other communards, refuses to make joint plans, ceases to participate in community life.

Shift in Life Priorities

- Works a lot and spends almost all time outside the commune, using it only as a «crash pad.»
- Enters a new serious relationship.

What to Spend the Common Budget On?

You can spend the common budget on anything: joint trips to the cinema, dinners at restaurants, or invest that money into developing the space—into something more expensive but useful.

This is a question of short-term vs. long-term perspective.

- Immediate pleasures bring joy here and now.
- Serious investments (renovation, new furniture, appliances) will provide comfort for years to come.

Your spending strategy should depend on your attitude towards the commune:

- If you see it as a permanent form of life — invest in long-term projects.
- If it's a temporary stage for you — feel free to spend money on pleasures and current comfort.

Example from «Apocrypha»:
For some items not part of the regular common purchases (e.g., furniture for someone's room), the people who will use the item can pay 30% of its cost, while 70% is covered by the common budget. This way, the item remains the property of the commune, not the individuals.

WHAT TO DO WITH DEBTORS?

- Set a Strict Deadline. The day for collecting rent money should be three days before the actual due date. There will always be situations where someone doesn't have the money on the appointed day.
- Don't Let Debts Pile Up. Responsibility only works when a person owes a specific individual, not an abstract entity like a bank or «the commune.» Adherence to agreements is the cornerstone of communal life.
- Be Flexible, But Principled. Give people a chance to make a mistake. We all slip up. The first time, someone might pay a bit late. Issue a warning that next time the issue will be brought to a general meeting.
- Part Ways with Those Who Won't Follow the Rules. There are people for whom you are either valuable enough that they'll learn responsibility, or they will let you down again and again.
- Don't fall for excuses like «circumstances were beyond my control.» The harsh truth is that a person who respects you will find a way to honor the agreement.
- Take Payment in Advance. If you charge people to live in the commune, always take payment upfront. Time and again, people

*(Apocrypha is a commune that currently exists, operates on a closed budget with an authoritative leader; they have their own vibe of darkness and style.)

have lived for a while and then vanished into the sunset, having used the commune.

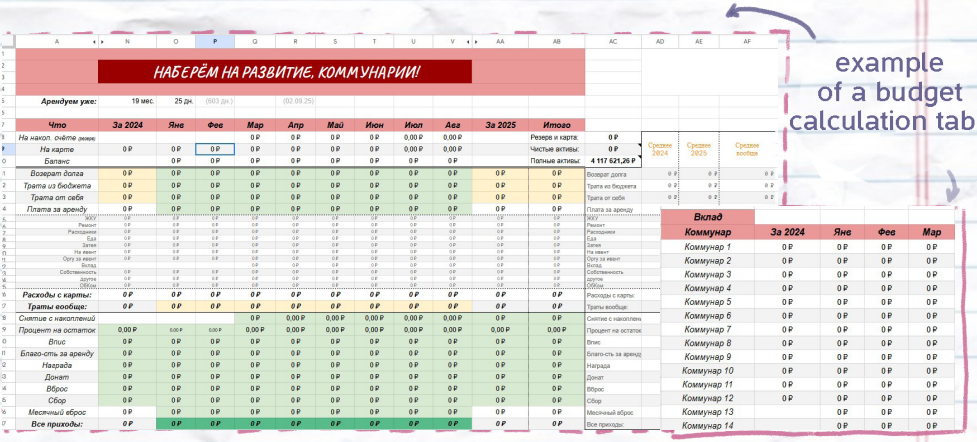
A Real-Life Example from the «Krona» Commune

At the very beginning, when moving in, we needed to collect money for the first month's rent and the security deposit for the apartment. I put in my own money for the deposit with the agreement that it would be repaid from future budget surpluses. Other communards also chipped in, but to varying degrees.

We kept postponing the repayment because we spent any surplus on household needs: a washing machine, a refrigerator. Then we planned to move to a larger space with a separate room for hosting events. All our surplus went to the deposit for the new place, plus we again added our own money and borrowed from a friend, agreeing to repay it from future surpluses.

In the end, the landlord illegally evicted us without returning the deposit. We had to urgently rent a new place, which again required money from our own pockets.

Result: At the time of publication of this book, we have 268,000 rubles in debts to people who previously lived with us.



НАБЕРЁМ НА РАЗВИТИЕ, КОММУНАРИИ!

Арендуем уже: 19 мес. 25 дн. (603 дн.) (02.09.25)

Что	За 2024	Янв	Фев	Мар	Апр	Май	Июн	Июл	Авг	За 2025	Итого
На накоп. счёте (мемор)				0 ₽	0 ₽	0 ₽	0 ₽	0,00 ₽	0,00 ₽		
На карте	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0,00 ₽	0,00 ₽		
Баланс		0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽		
Возврат долга	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Трата из бюджета	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Трата от себя	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Плата за аренду	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
ЖКУ	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Расходы с карты:	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Траты вообще:	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Снятие с накоплений				0 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0 ₽	0 ₽
Процент на остаток	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽	0,00 ₽
Влис	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Благо-сть за аренду	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Награда	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Донат	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Вброс	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Сбор	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Месячный сброс	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽
Все приходы:	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽	0 ₽

Резерв и карта: 0 ₽
Чистые активы: 0 ₽
Полные активы: 4 117 621,26 ₽

	Среднее 2024	Среднее 2025	Среднее вообще
Возврат долга	0 ₽	0 ₽	0 ₽
Трата из бюджета	0 ₽	0 ₽	0 ₽
Трата от себя	0 ₽	0 ₽	0 ₽
Плата за аренду			
ЖКУ			
Расходы			
Еда			
Затем			
На квант			
Орг за квант			
Вклад			
Собственность			
другое			
Сбор			
Расходы с карты:			
Траты вообще:			
Снятие с накоплен			
Процент на остаток			
Влис			
Благо-сть за аренд			
Награда			
Донат			
Вброс			
Сбор			
Месячный сброс			
Все приходы:			

Вклад			
Коммунар	За 2024	Янв	Фев	Мар
Коммунар 1	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 2	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 3	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 4	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 5	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 6	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 7	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 8	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 9	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 10	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 11	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 12	0 ₽	0 ₽	0 ₽	0 ₽
Коммунар 13		0 ₽	0 ₽	0 ₽
Коммунар 14		0 ₽	0 ₽	0 ₽

example of a budget calculation table

HOW TO FIND A SPACE?

Start by defining your criteria. It's important to balance comfort and price. **There are two main approaches.**

1. Rent a Furnished Apartment

This is a simple but expensive route, especially closer to the city center. Prices there are often beyond the budget of ordinary communards.

Pros:

– Comfort and simplicity: Everything is already in place.

Cons:

– Not all apartments are suitable for events — there may not be a suitable large common room.
– Neighbors may become alarmed by the constant flow of people.
– Noise may disturb their rest.

2. A Commercial / Flexible-Use Space

This option can be much cheaper but comes with hidden pitfalls.

Pros:

– Huge potential for creativity and custom layout.
– More space for less money.
– Often — no direct neighbors.
– Possibly interesting location (e.g., an attic with roof access).

Cons:

– Requires significant investment of effort and money: it may lack finishes, furniture, a kitchen, or plumbing («wet point»).
– It's often a basement or an attic: can be cold, damp, stuffy, with no windows.
– Potential issues with pests (rats, cockroaches).
– Legality: Technically, you cannot live in such spaces by law. However, this needs to be proven. Clear evidence is the presence of beds or mattresses. Items like armchairs, sofas, or daybeds are an exception.

Where to Look?

We search through apps: Cian and Avito, and the Telegram channel «Cozy Nest» («Уютное гнездышко»). In filters, we set the price, square footage, and location.

What to Watch Out For in Listings

– Too good to be true? Look for the catch. If you can't find one — they might be trying to scam you.
– The chance of finding a reasonable landlord is about 1 in 100. Cheap apartments often come with terrible neighbors or hidden problems.
– Realtors. Try to reach the owner directly. Realtors sometimes copy listings and skim a commission off you.
– If the space is perfect — you might tolerate a realtor. But they can be cheeky. Read the contract carefully! It's your only protection for getting your deposit back.

What to Say When You Call?

✗ **NEVER** use the word «commune». It carries many negative connotations (hippies, cult, drug den).
✓ Tell the truth, but in different words: «Renting with friends,» «An art project,» «A co-living space.»
✓ Mention a stable «core» of permanent residents.
✓ If you plan to host events — warn them! But emphasize that these are creative gatherings without psychoactive substances or loud music.

Suspicious Landlords

Suspicion isn't limited to realtors. Assess the landlord's reasonableness and willingness to negotiate.
Best case: Ordinary people who inherited the apartment or have a mortgage on it.
Worst case: «Bratki» (gangster types) or people in positions of power. They are used to resolving conflicts by force, not agreement. Threats, blackmail, and violence may come from them.

Trust your gut. If you feel you're dealing with a shady character — just walk away.

Checklist for Viewing a Space

- ☐ **Pests (cockroaches, bedbugs).** Look for dead bugs, droppings, or trails in the kitchen and sleeping areas. If the infestation is severe, professional extermination might not even work.
- ☐ **Neighbours.** Introduce yourself. Find out if they're reasonable. Ask about previous tenants and why they moved out.
- ☐ **Plumbing.** Check water pressure (cold and hot), assess the condition of pipes, and look for mold.
- ☐ **Electrical system.** Test lights and outlets.
- ☐ **Appliances.** Clarify which appliances are included and their condition.
- ☐ **Reason for previous tenants' departure.** Be sure to ask the landlord about this.

How to Draft a Lease Agreement

What's the difference between a lease and toilet paper?
Toilet paper is more useful for wiping.
Why do you need it? It's evidence in court that an agreement existed between you.
For you: So you don't get evicted without cause.
For the landlord: So you don't burn the place down and disappear without paying.

What Must Be in the Agreement

Who is renting what:
– Full names, passport details, and contact information of both parties.
– Exact address: city, street, apartment number.
– Square footage.
– Inventory of furniture and appliances + photos (this is very important!).

Money:
– Rental amount.
– Payment deadline (e.g., the 1st of each month).
– Deposit amount, what it covers, and conditions for its return.
– Utilities: who pays for them.

Lease Term:
Typically, leases are signed for 11 months to avoid registering it with Rosreestr and paying extra taxes.

House Rules:
– Are subletting or having guests («vpis») allowed?
– Can you make renovations? How can you decorate?
– Smoking, pets, noise — what is permitted?

Termination:
– Reasons for eviction without returning the deposit.
– How many days' notice they must give you before eviction.

Hidden Pitfalls

– Check property ownership documents. Find out how many people own the space. Conflict between owners can become your problem.

– Read every clause carefully before signing. Don't be shy to ask questions and request changes to terms you're uncomfortable with.

– Keep your copy of the agreement in a safe place. Make payments in a traceable way (bank transfer with a note or a signed receipt).

– Check for outstanding utility bills. Make sure previous debts are settled and the meter readings are recorded in the agreement.

HOW TO MAINTAIN ORDER IN A COMMUNE

There are many ways to keep things clean. From our experience, two methods are most effective:

1. Work Parties («Subbotniki»)

Turn cleaning into a fun, collective event—a total war on clutter.

- If there are up to five of you: find a day and time everyone is free and decide who cleans what and how.
- If there are more than five of you: split into two groups that clean at different times. The more people, the harder it is to agree on a single time.
- Then, it's just mechanics: at the appointed hour, turn on music and clean cheerfully until all tasks are done.

2. Duty Rotation

A more systematic approach:

- Divide the space into zones and assign them to residents.
- Rotate zones regularly for fairness—some areas are more demanding than others.
- Agree on the duration of one duty period and appoint someone responsible for maintaining the schedule.
- Create a checklist for each zone with clear criteria: what needs to be done and how it should look after cleaning.

How to Solve the Dirty Dishes Problem?

The greatest minds of humanity agree: dirty dishes are an unsolvable problem requiring a revision of the concept of humanity itself.

However, there are two radical but workable methods:

1. No Dishes, No Problem
   Keep only the absolute minimum of dishes and hide the rest. That way, a mountain of unwashed items won't pile up in the sink.

2. Personal Dish Sets
   Assign each communard their own spoon, fork, plate, and mug. Paint them with different patterns to identify whose is whose. Have a separate set for guests («vpis»).

Space Optimization: What Can Be Done?

Use Organizers (bought or DIY):

Bathroom:

- Box/shelf for shampoos and shower gels.
- A wall-mounted toothbrush holder.
- Hooks for washcloths and towels.

Kitchen:

- Hooks for mugs.
- Dish drying rack.
- Magnetic strip for knives.
- Magnetic shelves for spices or eggs.
- Bread box.
- Organizers for dry goods.
- Multi-size lids for pots and pans.

Hallway:

- Wall shelves or baskets for common items (hats, scarves).
- Hooks for outerwear.
- Freestanding coat rack.
- Shoe rack or shelf.
- Shelf or basket for house slippers.

Bedrooms:

- If ceilings are high: build loft beds or a second level («attic» bed).
- For saving space: bunk beds.
- Use the space under the bed for storage (drawers).

The Lost & Found Box

Your space will accumulate things: gifts, forgotten items, things brought or found.

To declutter and not lose useful items, create a Lost & Found box. Sort through it once a month: figure out what belongs to whom, and either put unclaimed items into common use or donate them.

FINDING MORE NEW COMMUNARDS

The most reliable way is to find new people through **events.** Interested people come to events, where you can observe them from the sidelines. They join the commune naturally: they make friends, start hanging out, and eventually decide to stay and live there.

Maintain social media so people can learn about you. Create a clear path for how to join. For example, an **application form** for future communards where a person can list:

- Age.
- Hobbies/interests.
- Why they want to live in a commune.

Based on these answers, you'll decide whether to invite the person for an interview.

As a last resort, if you need people urgently, you can post an ad on Avito (or similar sites). Specify what kind of people you're looking for and what they can expect.

Cons of this method:

- High dropout rate.
- People from these sites often look for something separate and isolated. Do not put them in separate rooms — otherwise, they will use the commune like a shared apartment («kommunalka»). But sometimes truly wonderful people can show up too — it's a matter of luck.

You can also go to events and gatherings and tell people you live in a commune and are looking for new members.

The Interview

This is an interview with elements of sadomasochistic-eroticism to understand what kind of «cockroaches» (quirks) are in the future resident's head.

You can ask ordinary, boring questions («Where were you born? Where do you work?») and get ordinary answers. Or you can conduct a **«schizo-interview»** and discover the most unexpected details.

The goal of a schizo-interview is to break the person out of autopilot, make them think, and give a non-standard answer. Sometimes it's not the answer itself that's interesting, but the thought process. This also shows creativity and a sense of humor. A regular interview is useful for gathering facts but doesn't allow you to reach depth.

Don't be afraid to make a mistake. There will be a trial period anyway, during which you'll figure out how you get along with the person. Some people only reveal their good side over time.

Examples of Schizo-Interview Questions:

– If your life were a movie, which director would you hire to film the climax scene and why?

– You are an architect designing the perfect prison for one prisoner — yourself. Describe it.

– Under what conditions would you ask a grandmother to give up her seat for you?

– How many communards does it take to screw in a lightbulb?

Positive Signs

- **Initiative**
  Does the person have their own personal projects, goals, and life tasks? This shows internal motivation and energy they can bring to the commune.
- **Friends and Social Circle**
  Is the person capable of building long-term, healthy relationships? Their immediate social circle says a lot about them.
- **Kindness**
  Does the person do good things for others without personal gain? This is key to creating an atmosphere of mutual support.
- **Responsibility**
  Do they keep their promises? You can ask how they've handled situations where they had to fulfill an obligation, even when

they really didn't want to.

Coolness

Are they cool? If a person is great, interesting, and enjoyable to be around—why not? Chemistry and the desire to spend time together can sometimes mean as much as everything else.

Red Flags

Financial Instability

If a potential communard is in a constant job search and lives on credit, it does not contribute to the commune's stable life.

Example: In the commune «Plato's Cave,» a person nicknamed «Volchok»* (due to his ability to adapt to anyone) moved in. He kept postponing payments, promising to «send the money next week,» and ended up borrowing about 50,000 rubles from communards before vanishing without a trace. This created serious financial difficulties for the others.

Conflict-Prone Nature

Passion, while defending one's opinion is not a bad thing. But if a person is incapable of accepting another's viewpoint and compromising for the common good, it will be practically impossible to move forward and consider everyone's opinion.

Example: In commune «P,» a person («F») would argue their point at every meeting against the majority opinion, not listening to others' arguments. Meetings dragged on, and important decisions were not made.

Plato's Cave – a foundational point of the St. Petersburg communal movement, located near Volkovskaya station. Infamous for its wild parties and crazy events. It was shut down by police due to constant conflicts with neighbors; *spinning top.

Addictions

Addictions to alcohol, drugs, or gambling do not contribute to a commune's stability and safety. The internal problems of such people quickly become external: health issues, financial problems, breaches of agreements and personal boundaries. Tension grows within the collective.

Example: The same communard «F» would often come home drunk. Usually, things went peacefully, but one day he kicked the floor near another female communard, saying, «You haven't been scared yet.» After a talk and a meeting, they had to part ways with him.

Value Compatibility

This is a critically important factor. Define the values that unite you. Their misalignment can lead to community problems and its collapse.

With Pets

The decision to have an animal in the commune is always a compromise and an added responsibility.

- Allergies and Accessibility: A pet automatically eliminates the possibility of living there for people with allergies, narrowing the future pool of potential communards.
- «Getting Off the Leash»: There's a pattern: pets can multiply over time. One animal often leads to a second, and the process is hard to control.
- Animal Safety: A commune is an active, sometimes chaotic place. Additional agreements are needed to ensure the pet's safety and proper care (e.g., who walks, feeds, cleans the litter box, ensures doors aren't left open).
- Responsibility: Clearly define who is the primary person responsible for the animal. Ideally, it's the owner. The commune can help, but core responsibility should not be put upon everyone.

Neurodivergent People

Having a diagnosis is not always bad, if the person is aware of it and learning to live with it.

What to pay attention to:

- Does the person understand what is happening with them? If they are out of touch with reality, it's a worrying sign.
- Are they doing something about their condition? You cannot change someone's core worldview. Only the person themselves can do that, and with great effort.
- Are you ready to live with the specific manifestations? Even if a person understands the harm of their behavior, they might not want to change.

Minors

Communes often attract teenagers from troubled families. For them, it's a chance at socialization and affordable housing. But this carries significant risk:

- Legal Vulnerability: Parents or guardians can exert pressure on them, threatening the safety of the entire commune.
- Psychological Trauma: It's highly likely that a teenager who has run away from home has unresolved mental health issues.

Example: An underaged girl with family problems came to commune «K.» Despite attempts to negotiate and help, her mental state caused issues. In the end, her parents forcibly took her away, handcuffing her.

What to find out if a minor wants to live with you:

- What is their relationship with their parents? Was there abuse?
- Have they seen a psychiatrist? (A high probability of mental health issues exists).
- Ask yourselves: Are we ready to tolerate this? Does the person want help? Are we capable of helping them?

Conventional People («Obyvateli»)
They are attracted by cheap housing, not the idea of a commune. Their life is: home–work–consumption. They are not ready to invest in the space and community.
It's worth taking such people only in case of an acute budget deficit.
Risk: If there are too many such people, the commune risks sliding into becoming an ordinary shared apartment («kommunalka»).
There's a chance that a conventional person might, over time, embrace the community's values and become a full-fledged member.
Couples
Couples often request a separate room and gradually turn inward, becoming detached from communal life. The main risk is the instability of their relationship: arguments, shouting, and even fights in front of everyone shatter the sense of community and comfort.
Moved Out from Parents
Many young people want to escape parental authoritarianism. A common issue: such individuals can be «domestically disabled,» unaccustomed to real responsibility—paying their own bills, cleaning, interacting as equals. You need to be prepared to teach and support them.

TRIAL PERIOD AND TEMPORARY STAY («VPIS»)

Temporary Stay («Vpis») (3-7 days)
If you generally like a person but have doubts, offer them a trial stay for a few days. This allows them to absorb the atmosphere and understand if this lifestyle suits them.

- ✓ Explain how everything works: rules, routines, where things are.
- ✓ Assign a person responsible for integrating the new participant.

Trial Period (1 month)
If after a temporary stay you feel the person is generally «okay,» move to a trial period. Over a month, you can understand:

- Daily habits: How compatible they are with yours.
- Ability to negotiate: How the person resolves conflicts and considers others' interests.
- Whether you want to live with them long-term.

HOW TO SAY GOODBYE TO PEOPLE?

Unfortunately, not everyone is a good fit for you. Even if they are comfortable with you, you might be uncomfortable with them.

When is it time to part ways?

Obvious reasons: The person violated key agreements or endangered themselves or others.
Gray areas: If you have an internal feeling of anxiety or fear. Listen to yourself, but ask: what exactly caused these feelings? Perhaps you haven't communicated your discomfort.
A red flag: If you have communicated your discomfort and the person continues the same behavior.

How to tell someone it's time to leave?

- Be honest but tactful. Say they aren't a bad person, but there are specific reasons why they aren't a good fit for your community.
- Set a clear move-out date (discuss this in advance).
- Define boundaries: can they visit as a guest after moving out?
- In case of a serious violation, speak calmly but firmly: «You need to leave tomorrow (or today).»
- Don't fall for manipulation («I have nowhere to go»). There are shelters, train stations, other communes—offer options, but stand your ground.

REDEMPTION: WHEN IS IT WORTH GIVING THEM A SECOND CHANCE?

A second chance can be given if:

- The person is genuinely remorseful for what they did.
- They are ready to change and are already taking concrete steps to do so.
- It was an isolated incident, a confluence of circumstances.

How to Give a Second Chance Correctly?

- Clearly Define the Boundaries.
- Formulate an unbreakable rule. For example: «If you show up at the commune under the influence, we will say goodbye to you immediately.»
- The line must be absolutely clear. Vague terms («sometimes it's okay,» «only on holidays») create loopholes to blur the lines of what's permissible. It starts with «alcohol only on holidays» and slides into «everyday drinking.»

Don't Rescue the Person.

- Don't drag them to doctors, psychologists, support groups (Alcoholics Anonymous, Narcotics Anonymous, ACA/Adult Children of Alcoholics), church, or retreats.
- If they truly want to change — they will seek and use help themselves.

Your role: give them the chance and observe from the sidelines. Don't push, don't control, don't do the work for them — just observe and draw your conclusions.

HOW TO MANAGE SOCIAL MEDIA

Social media is an important part of a commune's life.
It helps you to:

- Let new people learn about you.
- Filter out those who aren't a good fit.
- Announce events.
- Share feelings and stories.

the first post tells you how you see yourselves. Its goal is to filter people so that those who suit your crowd and commune are the ones who reach out.It can include:

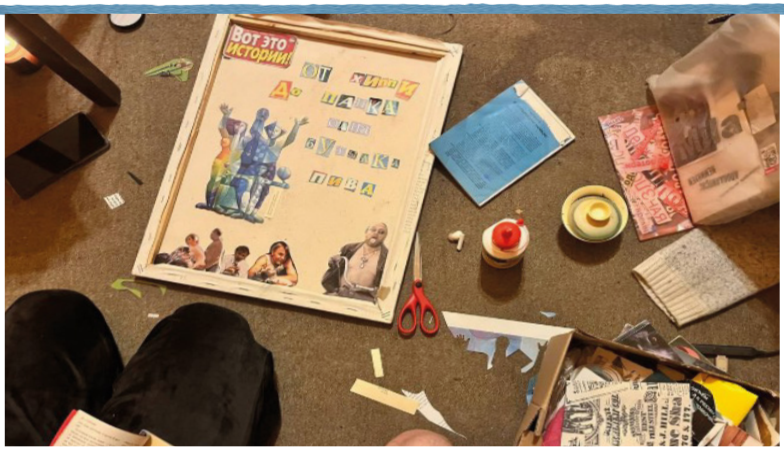
The things you want to see in your community.
The things you don't want to see.
Contact information for a bot or a person to reach you.
A visually appealing picture to grab attention.

Create a pinned or featured post titled «How to Join Us» in your main Telegram channel or group. Leave contacts so people can write to you. What to include:

- **Briefly about you:** Your core values and goals.
- **How to join:** Describe the process (e.g., fill out a form, write to a curator).
- **Contacts:** Provide a link or the username of the person handling new applications.

Choose Your Platforms

- Telegram is your base. Your main channel for community communication. This is where people get the most important info.
- VK (VKontakte) — Despite the «cringe» and declining reach, its algorithms can sometimes show your post to a new audience. Can be used as a secondary platform.
- «Gen-Z social media» (TikTok, Instagram*) — If you have the energy and desire to create visual content. You can manage without it.



A bit about how this channel and the commune work in general:

- All events are free, unless stated otherwise (and it never has been yet).

- Alcohol and other substances are prohibited at all our events and within the commune, as is being under the influence. ✖

- If you want to live with us or host an event — come and get to know us first. You can do this by attending an event and voicing your request to any communard, or by writing to us via the bot: @lega4e_butler_znamya_bot

- Occasionally, we might get a bit «out there», and the channel could fill up with something quite random. Please, don't mute it. The phase will pass, we promise.

- If you're unsure whether to write to us — write anyway, so we can help you decide. ❤

Separate Content by Channels

Main Channel: Post only the most important information: announcements of meetings, rule changes, major events.

Second Channel/Bot: Create a separate channel or chat for everyday life, memes, and informal communication. This will unclutter the main channel and keep it for key information only.

EVENTS: INTERNAL AND EXTERNAL

The main difference:

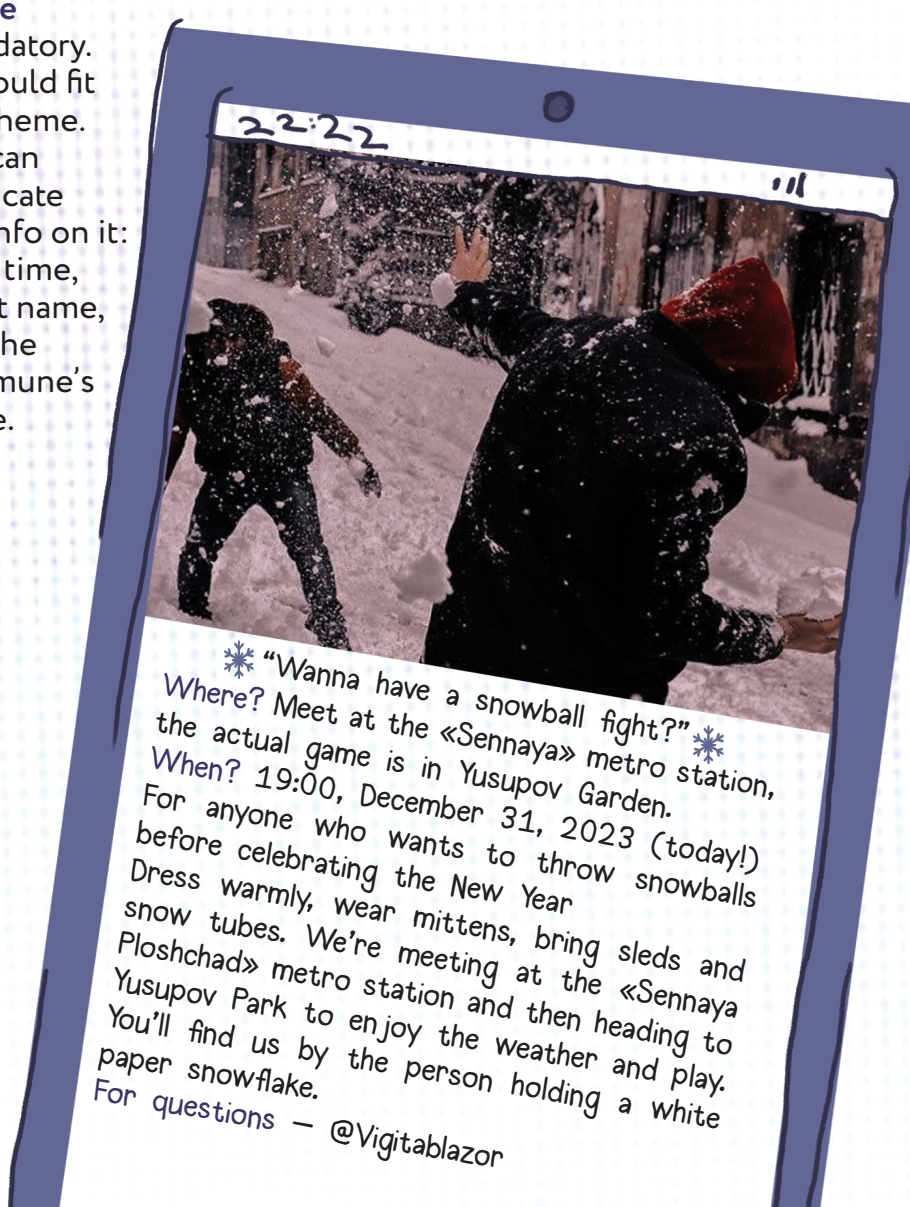
- Internal: Only for community members.
- External: Announced publicly; strangers can attend.

The goal of any event is fun. Period. Don't postpone ideas for «better times» — they don't exist. The future is a perpetually busy «now.» So do it! Even the craziest and weirdest events. Screw everything. Go for it.

How to Create an Announcement People Will Read (and Attend)

1. **Title**
   The first thing people see. It should reflect the essence or at least be wildly intriguing. You're not boring normies! Put something cool and don't overthink it.
2. **Date and Time**
   Specify the day, month, and time. You can add the day of the week in parentheses — it's helpful.
3. **Location**
   If you're not worried: Exact address, apartment number, and directions (if the way is complicated).
   If you hide the location: Give an approximate address (district, metro station). The organizer will gather people at a meeting point and guide them to the venue.

4. **Description**
   Here you need to engage the reader even more and leave a subtle aftertaste of interest. Honestly describe what people will actually be doing. No deception.
5. **Contacts**
   Provide a link to the account or the person hosting the event. So people can ask questions or write if they get lost.
6. **Image**
   Mandatory. It should fit the theme. You can duplicate key info on it: date, time, event name, and the commune's name.


22:22
❄"Wanna have a snowball fight?"❄
Where? Meet at the «Sennaya» metro station, the actual game is in Yusupov Garden.
When? 19:00, December 31, 2023 (today!)
For anyone who wants to throw snowballs before celebrating the New Year
Dress warmly, wear mittens, bring sleds and snow tubes. We're meeting at the «Sennaya Ploshchad» metro station and then heading to Yusupov Park to enjoy the weather and play. You'll find us by the person holding a white paper snowflake.
For questions — @Vigitablazor

What Kind of Events Should NOT Be Held in the Commune

- **Alcohol-centric.** Why would you need that? It attracts the wrong crowd and creates risks for safety and atmosphere.
- **Political.** A direct threat to your freedom and safety. Don't draw attention from the Big Brother.
- Religious – WE ARE NOT A CULT, WE ARE NOT A CULT, WE ARE NOT A CULT. Repeat that often, maybe someone will believe it.

Responsibility for Events

If the organizer is not a communard, don't leave them alone. Help with organization, preparation, and running the event.

Always appoint a responsible person from among the communards who will:

- Prepare the space before the event.
- Clean up and restore order after the event.
- Collect donations to support the organizer and cover space-related costs.

HOW TO CREATE A GENERAL CHAT FOR COMMUNES?

Creating a general chat for different communes is like assembling a puzzle from several different sets. The key is not to take all the pieces, but only the most important and compatible ones.

Where to Start?

Hold joint events. This is the foundation. Let communards from different spaces socialize, hang out together, and start generating shared ideas and activities.

Organize the first meeting. The most important question to answer: «Why do we need this?» A clear, shared goal is the foundation of everything.

Practical Examples

We already have two such joint projects:

«Znamya» (St. Petersburg) — a chat for Petersburg communes.

«Fasad» (Moscow) — a chat for Moscow communes.

In them, we:

- Share event announcements.
- Exchange news and experiences.
- Communicate.
- Help each other out.

Action Plan:
How to Start Right Now

☐ **Create a Chat for Interested People**

Gather everyone who wants to participate in creating the community in one place. Telegram is the ideal platform for this.

☐ **Organize the First Meeting**

Agree on a time and place (offline or online). This will be your first gathering.

☐ **Hold the Meeting and Establish the Foundations**

Formulate and record at least one shared principle that you will all follow (e.g., «respect for personal boundaries» or «horizontal decision-making»). This will become the first building block of your shared culture.

☐ **Set Chat Rules**

To make the chat pleasant and safe for everyone, immediately prohibit:

- ✗ Spam
- ✗ Insults
- ✗ Political discussion
- ✗ Religious discussions
- ✗ Discussion/sale of drugs

Choose Moderators

Appoint admins who will ensure rules are followed and have the authority to:

- Delete messages.
- Issue mutes (temporary bans on sending messages).
- Ban violators.

TO HOST OR NOT TO HOST?

Besides permanent residents, there's a subgroup of people who don't live in the commune but sometimes spend the night. See also: friends, lovers, random punks, homeless folks, passing travelers.

To host or not to host — that is the question.

Why This Practice Exists

Sleeping over at other people's places is cool! (Not always and not everywhere, but mostly — it's awesome).

Pros:

- You can always find a spot for a good person to crash.
- That person might want to participate in your commune's life and have a good time with you.
- You can ask for help, feed someone, and give a hug.
- The practice helps build external social connections, creating an outer circle that will spread the word about you.

For More: Couchsurfing

If you like having random people in your house, you can go further and create a profile on Couchsurfing. It is important to specify in your profile what is acceptable and what is not.

I warn you: very different people will come to you:

- Sweet, pleasant, rainbows-and-clouds types.
- Hardcore assholes.
- Freeloaders looking only for a free place to sleep.

With new people — there's always a risk. By letting them into your life and opening the door, you give them the opportunity to do you both good and harm. It's your decision whether to take that risk or not.

HOW TO OVERCOME CRISES?

When drugged-out addicts are breaking down your door, someone has spray-painted the toilet, or the landlord wants to evict you — remember: shit happens everywhere, all the time. You'll handle it all, as long as you don't let circumstances tear you apart.

Imagine: the commune is a knot, and problems are the force pulling on both ends. Either that force will break the rope, or the knot will only become tighter.

A commune will live as long as the connection between its members is preserved — a connection no knife can cut (but which a penis put in the wrong place can destroy perfectly well). Only by maintaining relationships and offering mutual support can you form the strong bonds needed to overcome any hardship.

Two Types of Crises

1. External Crises («The Villain of the Week»)

This is a scenario straight out of «Power Rangers»: an external threat appears, and the communards combine into «Voltron» to fight back.

Typical Scenarios and Solutions:

- Landlord wants you to move out.
  Solution: Grab the contract and slap the landlord with it. Negotiate while simultaneously looking for backup options.
- Police show up.
  Solution: Politely ask to see their IDs, find out what they need. Show and tell them how things are. If everything is in order, there won't be problems.
- An angry mob demands you hand over the Jewish sorcerers.
  Solution: Explain the difference betwee n trading and sorcery and quietly lead the Jews out the back door.

In these situations, situational leadership kicks in: one of the people takes on the leader role and coordinates the problem-solving.

We rented a new spacious apartment with nice renovations. They told us: «Do whatever you want.» When signing the contract, we fought for every line for two hours. Shook hands, paid the money.

After two months of peaceful living, the landlord showed up with a «local police officer.» Syringes «appeared» in the bathroom that hadn't been there before. A communard called the real police — the «colleagues» ran away (the «officer» was fake).

The terror began: threats, cutting the door with an angle grinder. We agreed to move out in exchange for our deposit back. As soon as we opened the door, hired Tajik men burst in and smashed the furniture. The deposit wasn't returned.

We took it to the court now — the case has been going on for a year.

2. Internal Crises («The Split»)

The most dangerous. Contradictions threaten the very foundation of the commune. It's like gangrene: if you don't treat the infection, you'll have to amputate a part.

Most often, it's a «innovators vs. conservatives» conflict:

Some need stability and comfort.

Others are bursting with energy to experiment.

What to do?

- **Find common ground.** Try to remember the things that unite you: shared projects, values, feelings.
- **Take a time-out.** During the peak of the conflict, postpone the discussion until the evening or the next day. Let emotions cool down.
- **Moderation.** Find an independent third party (another commune, a psychologist) to help find common language.
- **Part ways amicably.** If it didn't work out — it's better to split up as friends than to burn everything to the ground.

HOW TO WEAVE INTRIGUE IN A COMMUNE

Let's start by figuring out: Do you even need intrigue in a commune?

For me, the answer is simple — you don't need it for shit. But sometimes you have to resort to it under certain circumstances. By «intrigue,» I mean a drawn-out confrontation resolved not by direct conflict, but indirectly.

Candle sessions and meetings exist precisely to prevent the emergence of intrigue.

If you care about a person and want to preserve your relationship — speak directly about your feelings and what bothers you. Practices of indirect conflict resolution create an unhealthy

atmosphere of silence and secrets.

Intrigue makes sense only when an inevitable split is brewing within the commune and nothing can be done about it using direct methods. There can also be external intrigues aimed at other communities.

Tip One:
Use the Truth

Record facts exactly as they happened. This is your main weapon in a rhetorical battle with liars and manipulators. If the truth isn't on your side — reconsider: perhaps you're on the wrong side. Liars will distort facts, and only a word-for-word record will help you expose their attempts to mislead everyone.

Tip Two:
Stay Calm

Your greatest ally is a cool head. If you let anger dictate your words and actions, you will almost certainly lose. By responding sharply to manipulation, you allow the manipulators to portray themselves as victims and you as the aggressor.

Tip Three:
Create a Favorable Environment

Find out what everyone thinks. Analyze who is friends with whom, who isn't, what concerns people. Discuss the situation one-on-one with different communards, win them over to your side, and agree on cooperation at the decisive moment.

Tip Four:
Act at the Meeting

Resolve such issues at meetings when you're ready. You can create an element of surprise: propose completely different agenda items, then pull out this crucial issue. If you've prepared and the truth is on your side — you will get what you want.

freeganism

«Freegan» stuff («фрига») is everything we've obtained for free. Typically, the one who finds it brings it in abundance, and everyone uses the finds for their needs. Surplus is given to those who need it.

Freeganism is not just about sourcing resources. It's a way to improve the commune's well-being and a ritual that helps people bond.

In a difficult financial situation, it helps you survive and avoid falling into debt.

In normal times — it's an act of conscious consumption and a shared adventure that turns a group of people into a close-knit team.

Sources of «Freegan» Items:

- Dumpsters (the main source).
- Directly from people (giving away unwanted items).

Why Is This Important?

Economy: Significantly reduces household expenses (furniture, dishes, clothing, food).

Ecology: Saves usable items from destruction, reducing the burden on the planet.

Community: A joint «freeganing» run is a bonding ritual. You overcome a social taboo together and do something «unacceptable.»

Psychology of Abundance: People in modern society are accustomed to excess. It's easier for them to throw away an old (sometimes even functional) item and buy a new one for the pleasure of an upgrade. A freegan finds that item, repairs it (if needed), uses it themselves, or gives it to someone in need.

Freegan Ethics

1. Do not trespass on private property (private areas, locked dumpsters).
2. Do not rip open bags and scatter trash. Clean up after yourself — put any unwanted items back into the container.

3 Do not fight over finds. Share with other freegans around.
4 Give. If you have too much of something — give it to those who need it.

Safety Guidelines

With Furniture and Items:

- Carefully check for bedbugs and other pests before bringing anything into the home.

With Food:

- Inspect carefully and smell it. Your nose is the primary detector.
- Mold is a STOP sign. If it's on the outside, the mycelium is already inside. You might get away with it once, but regular consumption of such food can seriously harm your health.
- Be cautious of swollen containers (prepared food) and swollen canned goods.

How to Look for «Freegan» Items?

Where to look for food?

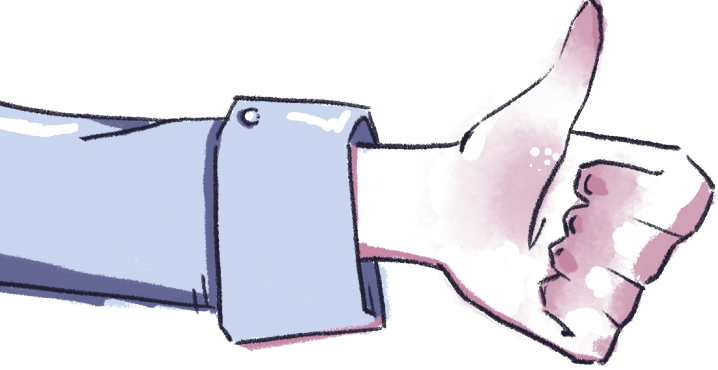
Near chain grocery stores. They regularly discard unsold goods. Competition: Arrive early — other freegans, rats, and stray animals aren't sleeping either.

How to search?

1. Without experience: Look into all bags and rummage through them. Dig into the juicy garbage pile — there might be packaged food inside.
2. With experience: You'll learn to identify promising bags by weight, type, and appearance.

What to do at home?

Don't postpone! Sort your haul immediately upon returning home.Wash it, discard the inedible, and put the rest in the refrigerator.



HITCHHIKING

Hitchhiking is a way to travel long distances by signaling to drivers on the road (a raised hand with a thumb up). When a driver stops, you agree on how far they're willing to take you and on what terms — for free or in exchange for something.
This way, you can cross borders and reach even the most remote corners of countries. Traveling teaches you about life in other cultures, mutual aid, and sharpens your communication skills.
Hitchhiking and communes are two wings of the same subculture. We are all intertwined, and not just with them. We are connected by the principles of trust, mutual aid, minimalism, and community beyond monetary relations.
We are all friends and travel to visit each other — no matter the city or country. Friendship knows no borders, nations, sexuality, gender, or wealth.

Key Principles:

- The main thing is to find suitable spots where drivers can easily notice you and stop.
- Try to avoid conflicts and arguments. Steer clear of sensitive topics (religion, politics).
- If you want to learn more — look for special books on the subject or simply set out on a journey.

CONCLUSION

As long as you want to live in a commune — you will live in a commune. Gathering everyone together, creating something new, reassembling, and starting over. Again and again.

That's life. Communes are an endless movement. One out of ten survives the first year. You will move, search for spaces, meet new people — and do it all over again.

If you want to start a commune, know this: it will most likely fall apart. But during that time, so many wonderful and magical things will happen to you — more than happen to some people in their entire lives.

But there are also places that live for years and decades.

I don't know exactly what you want from a commune. But know this: you will definitely succeed. If you want to, you can gather people under one roof and find that very connection with them. Most likely, you won't get what you expected. It might turn out that you'll get something you didn't even dare to dream of.

The world of communes is a world of miracles, tragedies, and comedies. This rabbit hole is deep. Once plunged into it, people return to the ordinary world completely changed. Here, they find love and make enemies.

And I've decided for myself that it's worth it. All the risks and pain I've endured, all the moments when I thought I would fall apart and shatter into pieces — are worth all the joy and happiness that awaited me the next day.

Communes involved in writing the book

Apokrif

Underdogs

Random Culture

Commune Nikita

Editor-in-Chief:
Yan Aleksandrov
Contributors:
Andrey Gertzog
Svyatoslav Elis
Sheshka
Anarkhiya
Ivan.K.
Alexander Derevyann
Georgy Orlovsky
Book designer
Iva Karmash

APPLICATION

SAMPLE AGREEMENT
for the rental (sublease) of residential premises
City of St. Petersburg October 16, 2024
We, the undersigned, Ivanov Ivan Ivanovich, hereinafter referred to as the Lessor, on the one hand, and Kommunarov Kommunar Kommunarsky, hereinafter referred to as the Lessee, on the other hand, have concluded this Agreement as follows:
1. SUBJECT OF THE AGREEMENT
1.1. The Lessor undertakes to provide for rent an apartment located at: St. Petersburg, Pr-t. Pupupu, 34, Apt. 76, with the following characteristics: number of rooms - 4, total area - 96.2 sq. m.
1.2. The specified apartment (room) belongs to the Lessor under the right of: Ownership.
1.3. The Lessee undertakes to accept the specified apartment (room) according to the Acceptance Certificate and to make payment in the amount, terms, and manner established in Appendix No. 1 to this Agreement.
1.4. The Lessor confirms that prior to the conclusion of this Agreement, the specified apartment (room) has not been sold, gifted, is not under dispute or arrest, and is not encumbered by other lease agreements for the term of this lease.
1.5. The Lessor confirms that all citizens entitled to the specified premises do not object to its lease, and for residents of a communal apartment, with the consent of other owners.
1.6. The Lessor leases the residential premises together with the property. An inventory of the property is attached to the Act.

2. OBLIGATIONS OF THE PARTIES
2.1. Upon signing this Agreement, both parties undertake to provide genuine documents.
2.2. The Lessor undertakes:
2.2.1. Not to exchange, sell, gift, pledge, or lease their residential premises to several different individuals or legal entities

simultaneously before the expiration of this Agreement.
2.2.2. To carry out, at their own expense, repairs of sanitary and technical equipment, if the need for such repairs arises as a result of normal wear and tear of the equipment.
2.2.3. During the term of this Agreement, to inspect the leased premises only in the presence of the Lessee, no more than once a month.
2.3. The Lessee undertakes:
2.3.1. To comply with the Rules for the Use of Residential Premises, not to disturb the normal living conditions of residents in neighboring apartments and the adjacent territory.
2.3.2. Not to carry out re-planning or re-equipment without the written consent of the Lessor.
2.3.3. Not to sublease the premises and the property therein without the written consent of the Lessor.
2.3.4. Upon termination of this Agreement, to vacate the residential premises and transfer, according to the inventory, the property to the Lessor in good working order, considering normal wear and tear, no later than three days after the termination of this Agreement.
2.3.5. In case of loss or damage during the lease (sublease) of items listed in the property inventory and sanitary-technical equipment, the Lessee undertakes to compensate for the damage at market value or carry out repairs at their own expense at the time of termination of the Agreement.
2.3.6. The Lessee undertakes to maintain cleanliness and order in the premises during the term of this Agreement, and upon termination of the lease, to vacate the residential premises and transfer it to the Lessor in a clean condition.
2.3.7. The following persons will reside jointly with the Lessee:

Lessor_____
Lessee_____

3. PAYMENT AND SETTLEMENT PROCEDURE
3.1. The amount of payment for the use of the residential premises is determined in Appendix No. 1 to this Agreement.

3.2. The terms and conditions of payment under this Agreement are specified in Appendix No. 1 to this Agreement.

4. LIABILITY OF THE PARTIES
4.1. Each party undertakes to notify the other party in writing (including electronic message) of the early termination of this Agreement no less than 30 days in advance.
4.2. If the Lessor's statements in clauses 1.4 or 1.5 of this Agreement turn out to be entirely or partially untrue, they are obliged to pay the Lessee a penalty in the amount of 100 percent of the payment for the use of the residential premises specified in Appendix No. 1 to this Agreement, regardless of the possibility of continuing the relationship established by this Agreement.
4.3. If the Lessor does not vacate and transfer the apartment, its equipment, and property therein to the Lessee in proper technical and sanitary condition within the period established by this Agreement, they are obliged to pay the Lessee a penalty in the amount of _____ percent of the payment for the use of the residential premises specified in Appendix No. 1 to this Agreement, for each day of delay.
4.4. If the Lessee does not vacate and transfer the apartment, its equipment, and property therein to the Lessor in proper technical and sanitary condition, considering normal wear and tear, within the period established by this Agreement, they are obliged to pay the Lessor a penalty in the amount of _____ percent of the payment for the use of the residential premises specified in Appendix No. 1 to this Agreement, for each day of delay.
4.5. If the Lessor suffers material damage as a result of the Lessee's failure to fulfill or improper fulfillment of the terms of this Agreement, the Lessee is obliged to compensate it before the termination of this Agreement at market prices at the time of compensation.
4.6. In case of violation of the payment term and amount stipulated by this Agreement due to the fault of the Lessee, the Lessee pays a penalty in the amount of _____ percent of the payment for the use of the residential premises specified in Appendix No. 1 to this Agreement, for each day of delay. Furthermore, in case of payment

delay of more than _____ calendar days, the Lessor has the right to immediately terminate this Agreement unilaterally, and the Lessee is obliged to vacate and transfer the residential premises and the property therein in proper condition within 2 (two) calendar days.
4.7. Upon early termination of this Agreement, the parties make settlements based on the Lessee's payment for the lease of the specified apartment up to the termination date, taking into account the payment of all fees specified in Appendix No. 1 to this Agreement, and all penalties provided for by this Agreement. If a debt arises for one of the parties, they are obliged to repay it no later than three days from the date of termination.
4.8. In all matters not provided for by this Agreement, the parties are guided by current legislation.
4.9. All disputes arising if agreement is not reached by the parties shall be resolved in court at the location of the apartment specified in clause 1.1 of this Agreement.
4.10. The Lessee has the right to perform cosmetic repairs in the apartment without notifying the Lessor.

5. TERMS AND CONDITIONS OF THIS AGREEMENT
5.1. This Agreement comes into force from the moment it is signed by all parties and may be extended, terminated, or amended by mutual agreement of the parties.
5.2. The parties are released from liability for partial or complete failure to fulfill their obligations under this Agreement if such failure is a consequence of force majeure circumstances that arose after the conclusion of this Agreement as a result of events that the parties could neither foresee nor prevent by reasonable measures, such as: natural disasters, war, changes in current legislation in the country, etc. The party affected by such circumstances shall notify the other party of the Agreement. After the cessation of force majeure circumstances, the parties make every effort to fulfill their obligations under this Agreement as soon as possible.
5.3. All amendments and additions to this Agreement, and to additional agreements concluded on its basis, are considered valid

if they are made in writing and signed bilaterally.
Lessor_____
Lessee_____

6. ADDITIONAL CONDITIONS

This agreement is made and signed in two copies, each having equal legal force, one of which is kept by the Lessor, the other by the Lessee.

7. DETAILS OF THE PARTIES
LESSOR:
Full Name: Ivanov Ivan Ivanovich
Date of Birth: October 29, 1998
Passport: ********
Issued by: GU MVD of Russia for St. Petersburg and Leningrad Region.
Date of Issue: ********
Division Code: ******
Registered at: St. Petersburg, ********
Phone: _____
Signature: _____
LESSEE:
Full Name: Kommunarov Kommunar Kommunarsky
Date of Birth: September 19, 1999
Passport: ********
Issued by: GU MVD of Russia for Zalupskaya Region.
Date of Issue: ******
Division Code: ******
Registered at: **********
Phone: _____
Signature: _____
ACCEPTANCE CERTIFICATE
for the transfer of residential premises under Agreement No. 62\24 for the rental (sublease) of residential premises
The Lessor, Ivanov Ivan Ivanovich, has transferred the residential

premises with the property therein, according to the inventory, at the address: St. Petersburg, Pr-t. Pupupu, 34, Apt. 76.
The Lessee has accepted the aforementioned residential premises.
Property Inventory
No.
Name
Quantity
Condition, Year of Manufacture

Electric meter readings: Day _____ kWh, Night _____ kWh
Water meter readings: Cold _____ _____, Hot _____
The Lessor transferred to the Lessee _____ set(s) of keys to the residential premises.
This Act is made and signed in two copies for each of the parties.
Lessor_____
Lessee_____
Appendix No. 1 to Agreement No. 62\24

for the rental (sublease) of residential premises
dated October 16, 2024

TERMS, AMOUNT OF PAYMENT, AND SETTLEMENT PROCEDURE

The lease term for the residential premises is set for 11 months, from October 16, 2024, to September 16, 2025.

The payment for the use of the residential premises is set at: 45,000 (forty-five thousand) rubles per month.

Initially, payment is made for one month.

Subsequently, payment is made by the Lessee in advance for 1 (one) month, by the 16th day of each payment month (period).

Payment of all bills and receipts for the maintenance of the residential premises (building/premises maintenance, housing and utility services, including major repairs) is made at the expense of the Lessee no later than the 16th day of each month. The Lessee transfers funds to the Lessor covering the amount of these expenses.

Payment for electricity is at the expense of the Lessee.

Payment for water supply is at the expense of the Lessee.

Payment for gas is at the expense of the Lessee.

Changing the amount of payment for the use of the residential premises unilaterally during the term of this Agreement is not permitted.

The Lessee pays the Lessor 10,000 (ten thousand) rubles as a Security Deposit.

The Lessor undertakes, upon expiration of the stay, to return the Security Deposit paid by the Lessee in full, provided there are no claims regarding the condition of the premises, the property listed in the inventory, and unpaid bills under clauses 5-8 specified in this Appendix, as well as compliance with the term specified in clause 4.1 of the Agreement.

Payment for Agency services is made by the Lessee upon signing the Agreement, is one-time, and is non-refundable.

Additional conditions _____

_____ _____

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

Lessor_____
Lessee_____

Links to materials:

Statistics on suicides in Russia

The connection of loneliness and suicide

Crime statistics in the Russian Federation

Вступайте в чаты коммун!

Fasad (Moscow)

Znamya (Saint Petersburg)

Editor-in-Chief:
Yan Aleksandrov
Book designer
Iva Karmash
Contributors:
Andrey Gertzog
Svyatoslav Elis
Georgy Orlovsky
Alexander Derevyann
Sheshka
Anarkhiya
Ivan.K.

A book about people coming together. Without plans, without guarantees, without correct instructions.They just search, find, live, make mistakes, laugh, do things together. Sometimes it looks like a commune. Sometimes — like a mess. Is it still worth it?